

Town of Carlisle Affordable Housing Trust

Minutes

October 19, 2012

Attendees: Greg D. Peterson, Chair, Town of Carlisle Affordable Housing Trust; Timothy F. Hult; Peter Scavongelli in person and (by speaker phone); Douglas A.G. Stevenson; John D. Williams.

Absent: John Gorecki and Carolyn Ing.

Guests: Alan Carpenito; Virginia Lamere, Carlisle Mosquito; Timothy Goddard, Town Administrator; and Elizabeth D. Barnett, Housing Coordinator.

1. **Meeting called to Order** at 7:34a.m.
2. Approval of Minutes for June 29, 2012 and September 7, 2012. Douglas A. G. Steven made a motion to approve the Minutes for Executive Session, June 29, 2012 and John Williams seconded the motion. Greg Peterson, aye; Timothy F. Hult; aye, Peter Scavongelli, aye; Douglas A.G. Stevenson, aye; and John D. Williams, aye. John Gorecki and Carolyn Ing not present. Motion passed. Mr. Stevenson made a motion to approve the Minutes from June 29, 2012 and Mr. Williams seconded the motion. All in favor, the motion passed. Mr. Stevenson made a motion to approve the Executive Session Minutes from September 7, 2012 and Mr. Williams seconded it. John Gorecki and Carolyn Ing not present. Greg Peterson, aye; Timothy F. Hult; aye, Peter Scavongelli, aye; Douglas A.G. Stevenson, aye; and John D. Williams, aye. The motion passed. Mr. Stevenson made a motion to approve the Minutes from September 7, 2012 and Mr. Williams seconded it. All in favor, the motion passed.
3. **338 Bedford Road – Goff Property Determination of Uniqueness.** Greg Peterson noted that a Determination of Uniqueness needed to be published in the Central Registry for a property, such as the Goff property, which was being acquired due to its unique location and other special attributes. Discussion followed on the Goff property's unique attributes. Mr. Stevenson made the motion that the Trust find that the Goff property (i) abuts and currently separates two large Town-owned properties; (ii) is adjacent to the Town-owned wastewater treatment facility, road, recreation fields and other infrastructure on the Banta Davis land and could also provide secondary access to and from the Banta Davis land; (iii) is primarily upland with areas suitable for Department of Developmental Services group home facilities, for recreation and municipal uses; and (iv) is expected to have excellent soils conditions for sanitary system leachfield systems, based on prior hydrogeologic evaluation of immediate abutting areas at the Banta Davis site. Mr. Williams seconded the motion. Mr. Peterson offered a friendly amendment, that he be authorized to be designated to sign the Determination of Uniqueness. Mr. Stevenson accepted the friendly amendment. All in favor, the motion passed.

Banta Davis – 338 Bedford Road linkage. Mr. Peterson distributed the conceptual plan which had been developed by the Banta Davis Task Force. The Banta Davis property abuts 338 Bedford Road. He noted that the November 13, 2012 Special Town Meeting would not address future development on Banta Davis, but will solely focus on the purchase of the 338 Bedford Road property. He noted that

the purchase of the 338 Bedford Road property would allow a shared soil absorption area, the existing Little League field and a twenty-foot opening at the narrowest point for potential road access at the first base line.

338 Bedford Road Due Diligence: Mr. Peterson reported that the appraisal came in at \$590,000 and that he, Mr. Williams and Mr. Stevenson planned to return to the Goffs with the appraisal and to request that the price be lowered to the appraised value. Mr. Stevenson and Mr. Williams added that as due diligence, they had authorized a conservative appraisal, the type which is required by lenders for single family home loans.

Mr. Peterson reported that the Goff property well inspection had been satisfactory, with production at 10 gallons per minute. He also reported that the Phase I Environmental Assessment had found no issues. He noted that the wetlands on the property had not been flagged, as the usable portions of the property had been cleared. He concluded by reporting that the septic system had failed due to historic technical design issues (constructed in the 1960s six inches into the groundwater level, which was then thought to be the better approach, but which was changed by DEP in the 1990s), but that new use of the property for DDS housing would require a new, larger sanitary wastewater facility anyway.

Warrant Article. Mr. Peterson reported that Town Counsel was in the process of developing the Warrant Article for the Special Town Meeting. He said that the Warrant Article would include the language from Section 2.22 of the Purchase and Sale Agreement, which included the conditions for the sale. **Draft Presentation for Special Town Meeting.** Mr. Peterson is in the process of developing a draft presentation. Discussion followed as to whether to link the proposed purchase with past proposals for DDS group homes.

Mr. Williams made a motion the Trust accept the Purchase and Sale for 338 Bedford Road at a final negotiated price equal to the lower, appraised value (\$590,000) and that the Trust accept the Determination of Uniqueness. Mr. Stevenson seconded the motion. All in favor, the motion passed.

4. **Town-wide Chapter 40B Strategic Plan.** Mr. Peterson distributed research from Concord on the ratio of new rental units and their impact on local student enrollment in a suburban community with a high-quality school system, which Elizabeth D. Barnett, Housing Coordinator, had produced. He noted that the average ratio in Concord, Massachusetts, based on a sampling of over 400 apartments, was only 0.30 student per non-aged restricted rental unit. Mr. Peterson observed that applying that ratio to a fifty unit rental development on Banta-Davis might generate fifteen additional students.

Mr. Peterson also shared the Banta Davis Task Force conceptual site plan, which outlined the six-acre parcel where a rental development might be sited. This proposed site plan also designated an area for a proposed community water supply which would serve the development .

5. **Affordable Accessory Apartment Program (AAA).** Discussion focused on the next steps needed to implement this scattered site affordable rental unit program. One of the outstanding decisions to be resolved is how to handle the AAA grants, whether to offer participating homeowners, lump sum or year-to-year grants..
6. **NOAH Benfield Farms.** Mr. Peterson reported that the Benfield Farms Grant Agreement had been signed by the Trust, the Carlisle Housing Authority and NOAH, and had been sent to NOAH. He said

that Mr. Stevenson, Mr. Williams and he had approved the first \$15,000 dispersal out of the initial \$115,000 authorization from the total available \$425,000 in Trust funds for this purpose.

Benfield Farms MassDEP Community Water Supply. Mr. Peterson reported that the test well had been drilled and water had been found at 660 feet. Test well production had been 15 gallons per minute. The MassDEP required “48-hour test” also had been conducted and that the water samples were currently at the laboratory for testing.

Benfield Farms Potential historic landscape sign off. Mr. Peterson reported that the Narragansett Tribe of Rhode Island and the Wampanoag Tribe of Gay Head had signed off on the proposed Benfield Farms plans. He said that the boulder on the agricultural cart path had been moved, and that a wetlands replication plan was in place for the damage which occurred. It was noted that John Boardman had not being paid by the Trust, for the work on the boulder rotation.

Benfield Farms Army Corps of Engineers abutter complaint. Mr. Peterson reported that the Army Corps of Engineers had received numerous inquiries from an abutter to portions of the Benfield land not now planned for development, regarding the history of the agricultural cart path and federal regulations regarding land filling. The Army Corps of Engineers will be conducting a site visit. He said to aid this investigation that the Town has aerial photographs of the property from 1971 showing the cart path in place.

Benfield Farms Acknowledgment of Location and Confirmation of Easement Rights Agreement (AOLA). Mr. Peterson reported that this document, which locates the precise areas for the various easements put in place for the Benfield property by the Board of Selectmen in 2007, as contemplated in the 2007 document, was in the process of being signed by the Benfield property stakeholders. These include the Board of Selectmen (BOS), the Conservation Commission, the Carlisle Conservation Foundation, the Recreation Commission and the Housing Authority. **Trust Community Input:** Alan Carpenito, South Street, Carlisle, inquired as to how the Trust’s \$425,000 in Community Preservation Act funds was being distributed without a public bidding process. The Trust response was that under CPA guidelines, the Trust was providing the funds to the designated private sector developer, NOAH. NOAH would be developing Benfield Farms under a ground lease from the Carlisle Housing Authority, and had an early access agreement with the Town to do the initial planning and permitting work in calendar 2012. Benfield Farms was not a Town and/or public project.

Meeting adjourned at 9:07 a.m.

Respectfully submitted,

Elizabeth DeMille Barnett